



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3015744
Applicant Name: Gabrielle Muller
Address of Proposal: 3457 22nd Ave W

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 5-unit rowhouse structure in an environmentally critical area. Parking for five vehicles will be provided on the site. Existing single family residential structure to be demolished.

The following approvals are required:

SEPA – Environmental Determination – Chapter 25.05 Seattle Municipal Code

SEPA Determination: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Project Description

The site is a corner lot located at the southwest corner of W Ruffner St and 22nd Ave W. The lot is 6,000 square feet with access taken from 22nd Ave W. The lot is zoned Lowrise 1 (LR1), as are the lots to the north, south, east, and west. The lot contains an existing single-family residence constructed in 1945. This house is situated on the east half of the lot and has a building footprint of approximately 780 square feet.

The City of Seattle's Environmentally Critical Areas (ECA) inventory map identifies Geologic Hazard Areas on the property. These areas are landslide-prone areas, as defined by SMC 25.09.020.A.3.b (1) and (5). Seattle DPD's geotechnical reviewer determined that the steep slope area along the west property line was created by previous legal grading operations. Consequently, the project qualifies for the relief provided in SMC 25.09.180.B.2.b, which eliminates the need for an ECA Steep Slope Area Variance to develop this area. This review also concluded that the property is correctly mapped as an ECA Potential Landslide Area due to geologic conditions. Therefore, the proposed development is subject to the ECA submittal, general, and landslide hazard development standards.

The applicant is proposing construction of a five-unit row house building. Each unit will have three levels of living space, a rooftop deck, and a one-car garage. The first floor footprint of the structure will be 2,072 square feet. Total impervious areas, including the structure, autocourt, and footpaths will be 5,117 square feet. The proposal will meet all zoning standards for developments in Lowrise 1 (L1) zones.

Public Comment

Notice of the proposal was provided on October 31st, 2013, and ended November 13th, 2013. No comments were received.

SEPA ANALYSIS

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant and dated October 15th, 2013. The information in that checklist, associated plans and reports, public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The project site is located in environmentally critical areas (landslide-prone areas) and, therefore, the application is not exempt from SEPA review. However, SMC 25.05.908.B provides that the scope of environmental review of projects within critical areas shall be limited to: 1) Documenting whether the proposal is consistent with The City of Seattle Regulations for Environmentally Critical Areas, SMC Chapter 25.09; and 2) Evaluating potentially significant impacts on the environmentally critical area resources not adequately addressed in The City of Seattle Environmentally Critical Areas Policies or the requirements of SMC Chapter 25.09, Regulations for Environmentally Critical Areas, including any additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The Department of Planning and Development has reviewed and analyzed the environmental checklist submitted by the project applicant, the accompanying project plans, and geotechnical reports, and determined that this action will not result in significant adverse impacts to the environment. Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665). The following summarizes anticipated short and long term impacts and identifies regulations in place that will mitigate these impacts.

Short-term Impacts

Site grading and preparation for the foundation of the proposed structures will expose soil, leading to increased potential for soil erosion during construction until the site is permanently stabilized by establishment of new vegetation and landscaping. Several adopted codes and/or ordinances provide mitigation for the identified impact. The Grading Code (SMC Chapter 22.170) requires that soil erosion control techniques be in place for the duration of the land disturbing activities. The Regulations for Environmentally Critical Areas (SMC Chapter 25.09), with a stated purpose of avoiding adverse environmental impacts, regulate all activities on sites with ECAs. The applicant submitted a Geotechnical Engineering Study prepared by Marc R. McGinnis, P.E., of GeoTech Consultants, Inc., dated October 14th, 2013. The report describes the surface and subsurface conditions observed during the geotechnical investigation and provides recommendations for constructing the proposed five-unit rowhouse structure, based on the observed soil conditions. The geotechnical report and the construction plans for the proposal have been reviewed by the DPD geotechnical reviewer and found to be in compliance with the City's standards for development on sites with geologic hazard areas. While typical temporary construction-related impacts are expected, these impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Therefore, no further conditioning pursuant to SEPA policies is warranted.

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Long-term Impacts

Long-term or use-related impacts are anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased demand for public services and utilities; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for the identified impacts. Specifically these are: the Environmentally Critical Areas Regulations; the Stormwater Code, Grading Code; the City Energy Code; and the Land Use Code, which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts. Therefore, no further conditioning is warranted by SEPA policies.

Operational activities, primarily vehicular trips associated with the project, and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

DECISION-SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2) (c).

CONDITIONS

None required.

Signature: _____ (signature on file) Date: March 10, 2014
Seth Amrhein, Senior Environmental Analyst
Department of Planning and Development

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